

97 Auburn Glen Drive SE  
Calgary, Alberta

MLS # A2247095



\$820,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Auburn Bay             |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,059 sq.ft.           | Age:   | 2010 (15 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Rectangular Lot        |        |                   |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | Central  | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Finished, Full   | LLD:       | -   |
| Exterior:   | Wood Frame   | Zoning:    | R-G |
| Foundation: | Poured Concrete  | Utilities: | -   |
| Features:   | Kitchen Island, No Smoking Home, Pantry, Quartz Counters |            |     |

Inclusions: na

This 2,058 sq ft, 4-bedroom home combines style, comfort, and full access to one of Calgary's most desirable lake communities. The main level features a bright, welcoming foyer, gleaming hardwood floors, and a chef's kitchen with granite countertops, stainless steel appliances, and abundant cabinetry. The open dining and living area, complete with a cozy fireplace, is ideal for entertaining. Main floor laundry adds everyday convenience. Upstairs offers a spacious primary suite with a walk-in closet with built ins and 4-piece ensuite with heated floors, plus two oversized bedrooms and a versatile bonus room. The fully finished basement is built for relaxation and fun, showcasing a built-in bar with beverage center, generous recreation area, an additional bedroom, and a 3-piece bathroom with heated floors. Outdoors, enjoy a landscaped yard with a wrap-around deck, in-ground irrigation, and a heated double garage. With year-round access to swimming, paddleboarding, skating, and more, Auburn Bay living doesn't get better than this. Call now for your private showing.